

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF NATCHITOCHES, STATE OF LOUISIANA,
REGULAR MEETING HELD ON
MONDAY, FEBRUARY 14, 2022 AT 5:30 P.M.**

The City Council of the City of Natchitoches met in legal and regular session at the Natchitoches Council Chambers, 716 Second Street, Natchitoches, Louisiana on Monday, February 14, 2022 at 5:30 p.m.

There were present:

Mayor Ronnie Williams
Councilman Eddie Harrington
Councilman Dale Nielsen
Councilman Christopher Petite
Councilwoman Rosemary Elie

Guest: None

Absent: Councilwoman At Large Betty Sawyer-Smith

Mayor Ronnie Williams called the meeting to order and welcomed everyone for coming. Apostle Babers of Restoration Apostolic Ministries led the invocation and Councilman Petite led the Pledge of Allegiance.

Mayor Williams then called for the reading and approval of the minutes for the January 24, 2022 meeting. Councilman Nielsen moved that we dispense with the reading of the minutes and approval of same. Seconded by Councilman Harrington.

A roll call vote was as follows:

Ayes: Elie, Nielsen, Harrington, Petite
Nays: None
Absent: Smith
Abstain: None

The following Resolution was introduced by Mrs. Elie and Seconded by Mr. Petite as follows, to –wit:

RESOLUTION NO. 012 OF 2022

**A RESOLUTION PROCLAIMING THE MONTH OF FEBRUARY 2022
AS AFRICAN AMERICAN HISTORY MONTH IN THE CITY OF NATCHITOCHES**

WHEREAS, the history of our great country has been written by men and women of every race, religion and ethnic background and African American History Month gives us the opportunity to recognize the extraordinary contributions African Americans have made to the rich cultural history of our nation; and

WHEREAS, we also recognize the courage and tenacity of so many hard-working African Americans whose legacies are woven into the fabric of our country; and

WHEREAS, we as a country must continue to encourage and demand our children to reach for the full measure of their potential and ambitions through education; and

WHEREAS, each February we recognize African American History Month to reflect upon how far we have come as a Nation and community and what challenges remain; and

WHEREAS, the 2022 national theme is, “Black Health and Wellness” chosen each year by the Association for the Study of African American Life and History, offers a reminder to the importance of caring for both ourselves and the greater communities’ mental/physical health and wellness; and

NOW, THEREFORE, I, MAYOR RONNIE WILLIAMS, JR., Mayor of the City of Natchitoches hereby proclaim February 2022 as

AFRICAN AMERICAN HISTORY MONTH

in the City of Natchitoches and call upon all the citizens of Natchitoches to honor and respect the significant contributions African Americans have made to our City and Nation.

This Resolution was then presented for a vote, and the vote was recorded as follows:

AYES:	Elie, Nielsen, Harrington, Petite
NAYS:	None
ABSENT:	Smith
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 4 Ayes to 0 Nays on this 14th day of February, 2022.

RONNIE WILLIAMS, JR., MAYOR

Mr. Marvin Blake spoke on behalf on Proclamation No. 012 of 2022.

The following Ordinance was Introduced by Mr. Harrington, seconded by Mr. Petite at the February 14, 2022 City Council meeting as follows:				
ORDINANCE NO. 006 OF 2022				
AN ORDINANCE AMENDING THE 2021 - 2022 BUDGET TO REFLECT ADDITIONAL REVENUES AND EXPENDITURES				
WHEREAS , L.R.S. 39:1310 requires that the City amend its operating budgets when fund balance is being budgeted, and there is a 5% unfavorable variance in revenues and expenditures; and				
WHEREAS , in accordance with L.R.S. 39:1305, the following specifies the Mayor's authority to make budgetary amendments without approval of the governing authority, as well as those powers reserved solely to the governing authority.				
<i>The Home Rule Charter of the City of Natchitoches states in part "...at any time during the fiscal year the Mayor may transfer part or all of any unencumbered appropriation balance among programs within a department, office or agency request by the Mayor, the Council may by ordinance transfer part or all of any unencumbered appropriation balance from one department, office, or agency to another..."(Section 5.05 D) Supplemental, emergency, and reductions in appropriations must be submitted to the Council for approval by ordinance. (Section 5.05 A-C)</i>				
NOW, THEREFORE BE IT RESOLVED , that the special funds budget be amended to reflect these additional revenues and expenditures as follows:				
<u>REVENUE ACCOUNTS</u>				
CODE		2021-22		
(Revenue/Expense)	BUDGET ITEM	APPROVED BUDGET	BUDGET ADJUSTMENT	REVISED BUDGET
REVENUE				
002-0000-461-01-01	CLECO	\$ -	\$ 8,000,000	\$ 8,000,000
	TOTAL REVENUE	\$ -	\$ 8,000,000	\$ 8,000,000
<u>EXPENSE ACCOUNTS</u>				
002-6300-630-33-01	CLECO/ELECTRIC		\$ 8,000,000	\$ 8,000,000

	TOTAL	\$ -	\$ 8,000,000	\$ 8,000,000
THIS ORDINANCE was introduced on January 24, 2022 and published in the Natchitoches Times on January 27, 2022.				
The above Ordinance having been duly advertised in accordance with law and public hearing had on same,				
was put to a vote by the Mayor and the vote was recorded as follows:				
AYES:		Elie, Nielsen, Harrington, Petite		
NAYES:				
None				
ABSENT:	Smith			
None				
ABSTAIN:				
None				
THEREUPON, Mayor Ronnie Williams declared the Ordinance passed by a vote of 4 Ayes to 0				
Nays this 14th day of February, 2022.				
<div></div> <div></div>				
Ronnie Williams, Jr., MAYOR Betty Smith, MAYOR PRO TEMPORE				
Delivered to the Mayor on the 15th day of February at 10:00 a.m.				

The following Ordinance was Introduced by Mr. Petite at the February 14, 2022 City Council meeting as follows:

ORDINANCE NO. 008 OF 2022

AN ORDINANCE, UPON THE RECOMMENDATIONS OF THE FINANCE DEPARTMENT, THAT THE CITY OF NATCHITOCHES ENTER INTO AN AGRICULTURAL LEASE OF A 96.82 ACRE TRACT, MORE OR LESS, WITH RUSSELL & MARY EDITH STACY FARMS, AND AUTHORIZING THE MAYOR, RONNIE WILLIAMS, JR., TO EXECUTE SAID LEASE ON BEHALF OF THE CITY OF NATCHITOCHES, AND TO PROVIDE FOR ADVERTISING.

WHEREAS, the City of Natchitoches (sometimes hereinafter referred to as “City”) is the owner of 96.82 acre, more or less, tract situated in Section 74, Township 9 North, Range 7 West (sometimes hereinafter “Subject Tract”); and

WHEREAS FURTHER, the immediate plans for the Subject Tract include the location of an emergency access road across the Northeast boundary of the Subject Tract and the lease of a one acre, more or less, site for a communications tower in the Northeast corner of the Subject Tract; and

WHEREAS FURTHER, the City has no immediate need or plans for the remaining portion of the Subject Tract; and

WHEREAS FURTHER, the Subject Tract was leased by the prior owners to Russell & Mary Edith Stacy Farms, and the Purchasing Department has reviewed the existing lease, and is of the opinion that the City should enter into a three-year lease with Russell & Mary Edith Stacy Farms under the terms and conditions as set forth in the attached Agricultural Lease; and

WHEREAS FURTHER, the Purchasing Department has recommended to the City Council of the City of Natchitoches that the City lease the Subject Tract to Russell & Mary Edith Stacy Farms for a three-year term; and

WHEREAS FURTHER, a lease has been prepared setting forth the term, conditions, and consideration for the proposed Agricultural Lease, a copy of which said lease is attached hereto; and

WHEREAS FURTHER, under the provisions of Louisiana R. S. 33:4712, any property owned by the City can be leased to any person after due advertisement and compliance with the

law;

WHEREAS FURTHER, the City Council is of the opinion that the Subject Tract is not currently needed by the City for any public purpose, but is a potential source of revenue if leased;

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Natchitoches, in legal session convened, that the recommendations of the Finance Department are hereby approved; and

BE IT FURTHER ORDAINED that Ronnie Williams, Jr., Mayor of the City of Natchitoches, be and he is hereby authorized and empowered to enter into an Agricultural Lease with Russell & Mary Edith Stacy Farms, all in substantial compliance with the lease agreement, a copy of which is attached hereto and approved by the Finance Department.

BE IT FURTHER ORDAINED That notice of this proposed ordinance be published three (3) times in fifteen (15) days, one (1) week apart, in the Natchitoches Times, the legal journal for the City, and that ordinance be posted in the City Hall.

BE IT FURTHER ORDAINED that any opposition to this ordinance shall be made in writing, filed with the Clerk for the City of Natchitoches within fifteen (15) days after the first publication of this ordinance, and that a public hearing be held after the advertisements have been completed.

BE IT FURTHER ORDAINED that the City Clerk be authorized to advertise this proposed lease in accordance with law, i.e., three times in fifteen days, one week apart and to report to the City Council if any opposition is made in writing prior to the time of final adoption.

BE IT FURTHER ORDAINED that the City takes cognizance of the fact that the Subject Tract is not currently needed for public purposes by the City.

THIS ORDINANCE was introduced on February 14, 2022 and published in the *Natchitoches Times* on _____, _____ and _____.

Edd Lee provided explanation of Ordinance No. 008 of 2022.

The following Ordinance was Introduced by Mr. Nielsen at the February 14, 2022 City Council meeting as follows:

ORDINANCE NUMBER 009 OF 2022

AN ORDINANCE TO AMEND AND REENACT SECTION 30-42 (C) OF THE CODE OF ORDINANCE OF THE CITY OF NATCHITOCHES, WHICH IS LOCATED IN ARTICLE IV OF SECTION 30 OF THE CODE OF ORDINANCES OF THE CITY OF NATCHITOCHES, ENTITLED “UTILITIES” SAID AMENDMENTS BEING MADE TO IMPLEMENT CHANGES IN THE RATE SCHEDULE FOR WATER FOR INDUSTRIAL USERS INSIDE THE CITY LIMITS, WHICH NEW RATE STRUCTURE HAS BEEN PROPOSED FOLLOWING A WATER RATE STUDY, PROVIDING FOR ADVERTISING, FURTHER PROVIDING FOR SEVERABILITY, AND FURTHER PROVIDING FOR A REPEALER

WHEREAS, the City of Natchitoches provides water service to residential, commercial and industrial water users in the City of Natchitoches and to some areas outside of the City through a system owned and operated by the City of Natchitoches; and

WHEREAS FURTHER, the City of Natchitoches is currently planning an expansion of the existing water treatment facilities and in an effort to identify additional funds for the project undertook a water rate study which was completed in May of 2021 by Schuler Consulting Company; and

WHEREAS FURTHER, the last water rate increase occurred in 2017, and in that rate increase rates of all users were increase with the exception of industrial users inside the City Limits; and

WHEREAS FURTHER, in light of the recommendations of its consultant and recognizing that the last rate increase did not include an increase for industrial users inside the City limits, the Utility Department and the Finance Department of the City of Natchitoches have recommended a water rate increase for industrial water users located inside the City limits, and

WHEREAS FURTHER, the City Council of the City of Natchitoches, has reviewed and does accept the findings of the Utility Department and the Finance Department, and desires to adopt the proposed water rate increase for industrial water users located inside the City limits; and

WHEREAS FURTHER, the City Council of the City of Natchitoches, Louisiana, desires to amend and reenact Section 30-42 (C) of the Code of Ordinances of the City of Natchitoches, Louisiana, to provide for new rates for industrial water users inside the City

WHEREAS FURTHER, the Director of Utilities for the City of Natchitoches has reviewed the adjusted water rates and recommends the adoption of the new water rates for

industrial users in order to provide funds for the anticipated expansion of the water treatment facility; and

WHEREAS FURTHER, the City Council of the City of Natchitoches, has reviewed and does accept the findings of the Water Rate Study, and desires to adopt the proposed Water Rate Schedule for industrial users inside the City for the purpose of providing continued high quality water to its citizens and other water customers at rates that are fair and equitable for all users; and

WHEREAS FURTHER, the City Council of the City of Natchitoches, recognizes that the Water Rate Study recommends changes in water rates to be implemented over a seven year period, with a rate of \$2.20 per thousand for the first year and a rate of \$2.75 per thousand for the following six years, and desires to implement the new Water Rate Schedule for industrial water users all as more fully set forth in this ordinance; and

WHEREAS FURTHER, future rate adjustments will be based on water rate studies prepared by the City of Natchitoches, or it's professional Consultant, and the water rate study shall be based on prior water departments records of expenditures and revenues, with rates adjusted to insure revenue at least equals water department's expenditures; including expenditures for required planned changes in operation and required capital expenditures for the proper operation and maintenance of the City Water System for the purpose of providing continued high quality water services to its citizens and other water customers at rates that are fair and equitable for all users; and

WHEREAS FURTHER, the City Council of the City of Natchitoches, Louisiana, desires to amend and reenact Section 30-42 (C) of the Code of Ordinances of the City of Natchitoches, Louisiana, to provide for new water rates for industrial users; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Natchitoches, Louisiana, *as follows*:

SECTION 1. Section 30-42 (c) of the Code of Ordinance of the City of Natchitoches is hereby amended and reenacted to read as follows:

“Sec. 30-42 (C)

(c) *Industrial (Contract), inside city limits.* Notwithstanding the provisions of Section 42 (o), the schedule of rates and charges for industrial contract water service only, for users inside the city limits, shall be as follows:

	3-1-22 to 3-1-23	3-1-23 to 3-1-2029
Base (0-2.00)	\$250.00	\$250.00
≥2.001	\$2.20/ thousand	\$2.75/ thousand

the above rates apply to Industrial (Contract) customers unless a contract is established. If a contract is established with an industry, operation and maintenance rates may be established based on size and type of industry.

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. If any portion of this Ordinance is declared to be invalid or unconstitutional in any manner, the invalidity shall be limited to that particular section or provision, and shall not

affect the remaining portions of the ordinance, which shall remain valid and enforceable it being the intention of the City Council that each separate provision shall be deemed independent of all other provisions herein.

SECTION 4. This Ordinance shall go into effect upon publication and in accordance with law. Said Ordinance having been introduced on the 14, day of February, 2022 and published in the *Natchitoches Times* on February __, 2022.

Matt Anderson explained rate increase of Ordinance No. 009 of 2022 for Industrial Users.

The following Ordinance was Introduced by Mrs. Elie at the February 14, 2022 City Council meeting as follows:

ORDINANCE NO. 010 OF 2022

AN ORDINANCE TO DESIGNATE FUNDS FROM THE AMERICAN RESCUE PLAN TO THE CITY OF NATCHITOCHE'S POLICE DEPARTMENT TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of Natchitoches (sometimes hereinafter referred to as the “**City**”) is a Municipality located in the State of Louisiana, Parish of Natchitoches governed under a Home Rule Charter and a Code of Ordinances adopted by Ordinance No. 5 of 1977; and

WHEREAS FURTHER, Section 1310 of Title 39 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 39:1310) requires that when “there has been a change in operations upon which the original adopted budget was developed, the governing authority shall adopt a budget amendment in an open meeting to reflect such change;” and

WHEREAS FURTHER, Section 2.10 of the Charter of the Home Rule Charter of the City, approved by the charter commission of the city on July 7, 1975 and the voters at the election of November 1, 1975, requires that any appropriation of funds by the City be enacted by an ordinance of the City Council of the City, acting as the governing authority thereof (the “**Governing Authority**”); and

WHEREAS FURTHER, the American Rescue Plan Act of 2021, enacted by the 117th Congress of the United States of America, appropriated Five Hundred Thousand Dollars (\$500,000.00) to the State of Louisiana, which was then appropriated to the City (the “**ARPA Police Funding**”) for the purposes of (i) employing law enforcement officers focused on advancing community policing; (ii) enforcement efforts to reduce gun violence, including prosecution; (iii) purchasing technology and equipment to support law enforcement response (the “**Violence Response Measures**”); and

WHEREAS FURTHER, the City of Natchitoches Police Department is the proper recipient of the ARPA Police Funding and the instrument of the City most capable of enacting the Violence Response Measures; and

WHEREAS FURTHER, it is the desire of this Governing Authority to appropriate the ARPA Police Funding to the City of Natchitoches Police Department, to be expended at the direction of the Mayor or the administrative designee of the Mayor appointed, or to be appointed, with the approval of this Governing Authority (the “**Finance Director**”).

NOW THEREFORE BE IT ORDAINED that the defined terms in the recitals of this ordinance (the “Ordinance”) are incorporated herein; and

BE IT FURTHER ORDAINED, by the Natchitoches City Council, in legal and regular session convened, that it hereby appropriates the ARPA Police Funding to the City of Natchitoches Police Department, to be expended at the direction of the Mayor or the Finance Director; and

BE IT FURTHER ORDAINED, that the budget of the City be amended to reflect the receipt of the ARPA Police Funding and its designation for expenditure by the Mayor or the Finance Director, to the City of Natchitoches Police Department, for the purposes of enacting the Violence Response Measures; and

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon adoption; and

BE IT FURTHER ORDAINED, that if any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this Ordinance which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this Ordinance are hereby declared severable; and

BE IT FURTHER ORDAINED, that all Ordinances or parts thereof in conflict herewith are repealed.

Assistant Police Chief Winters spoke in reference to Ordinance No. 010 of 2022.

The following Ordinance was Introduced by Mr. Harrington at the February 14, 2022 City Council meeting as follows:

ORDINANCE NO. 011 of 2022

An Ordinance creating the River South Commons Economic Development District, State of Louisiana and defining the boundaries thereof; appointing special counsel; and otherwise providing with respect thereto.

WHEREAS, the governing authority of any municipality in the State of Louisiana may create an economic development district composed of territory wholly within such municipality pursuant to the provisions of Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended, inclusive (the “**EDD Act**”);

WHEREAS, the City Council of the City of Natchitoches, State of Louisiana (the “**City Council**”), acting as governing authority of the City of Natchitoches, State of Louisiana (the “**City**”) has been requested to create an economic development district whose boundaries are described as follows:

That certain tract, piece or parcel of land situated and located in the City and Parish of Natchitoches, State of Louisiana, known as the Cane River Shopping Center, and being more particularly described as follows, to-wit:

Begin at the Southwest corner of Lot 1, Block G, Pecan Park Subdivision, in the City and Parish of Natchitoches, State of Louisiana, which is identified as Point “A” on said plat and which is the Point of Beginning, and run South 85E00' East along the South line of Pecan Park Subdivision a distance of 869.70 feet to the point of intersection of Pecan Park Subdivision and the West line of Parkway Estates, Unit No. 3; thence run South 05E57' West along the West line of Parkway Estates, Unit No. 3, a distance of 713.10'; thence run North 83E53' West a distance of 764.00' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West along said right of way a distance of 43.39'; thence run South 85E00' East a distance of 125.00'; thence run North 05E00' East a distance of 170.00'; thence run North 85E00' West a distance of 147.80' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West along said right of way a distance of 282.73'; thence run South 85E00' East a distance of 200.00'; thence run North 05E00' East a distance of 150.00'; thence run North 85E00' West a distance of 220.10' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West a distance of 55.50' along said right of way of La. Hwy. 1 to Point “A”, the Point of Beginning.

WHEREAS, the City Council introduced this Ordinance in written form on February 14, 2022 and a Notice Describing the Boundaries of the Proposed River South Commons Economic Development District, State of Louisiana was published twice in *The Natchitoches Times*, a newspaper of general circulation within the City, and the official journal of the City;

WHEREAS, on this date the City Council did hold a public hearing pursuant to the aforesaid notice of intention, at which public hearing no objections were received with respect to the creation of the District;

WHEREAS, it is the desire of the City Council to create forthwith the River South Commons Economic Development District, State of Louisiana (the “**District**”), all in accordance

with and pursuant to the provisions of the EDD Act;

WHEREAS, the City Council shall serve as the governing authority of the District pursuant to Section 33:9038.32 of the EDD Act;

WHEREAS, La. R.S. 33:9038.34(O) provides that this governing authority may create a special trust fund for the furtherance of economic development projects, as defined in the EDD Act, into which the incremental increases in such sales taxes shall be deposited and loaned, granted, donated, or pledged in furtherance of economic development projects as defined in the EDD Act; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council, that:

SECTION 1. The City Council introduced this Ordinance in written form on February 14, 2022 and a Notice Describing the Boundaries of the Proposed River South Commons Economic Development District, State of Louisiana was published twice in *The Natchitoches Times*, a newspaper of general circulation within the City, and is the official journal of the City, whereas such notice was substantially in the form of the Notice Describing the Boundaries of the Proposed River South Commons Economic Development District, State of Louisiana annexed hereto as **EXHIBIT A** and incorporated herein by reference, to the same extent as if it were set forth in full.

SECTION 2. Pursuant to the provisions of the EDD Act, the City Council hereby creates the “***River South Commons Economic Development District, State of Louisiana***” comprised of the following territory located wholly within the City:

That certain tract, piece or parcel of land situated and located in the City and Parish of Natchitoches, State of Louisiana, known as the Cane River Shopping Center, and being more particularly described as follows, to-wit:

Begin at the Southwest corner of Lot 1, Block G, Pecan Park Subdivision, in the City and Parish of Natchitoches, State of Louisiana, which is identified as Point “A” on said plat and which is the Point of Beginning, and run South 85E00' East along the South line of Pecan Park Subdivision a distance of 869.70 feet to the point of intersection of Pecan Park Subdivision and the West line of Parkway Estates, Unit No. 3; thence run South 05E57' West along the West line of Parkway Estates, Unit No. 3, a distance of 713.10'; thence run North 83E53' West a distance of 764.00' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West along said right of way a distance of 43.39'; thence run South 85E00' East a distance of 125.00'; thence run North 05E00' East a distance of 170.00'; thence run North 85E00' West a distance of 147.80' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West along said right of way a distance of 282.73'; thence run South 85E00' East a distance of 200.00'; thence run North 05E00' East a distance of 150.00'; thence run North 85E00' West a distance of 220.10' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West a distance of 55.50' along said right of way of La. Hwy. 1 to Point “A”, the Point of Beginning.

SECTION 3. The District shall be known as the “***River South Commons Economic Development District, State of Louisiana***,” and, as such, shall enjoy all powers and privileges granted to economic development districts under the Louisiana Constitution of 1974, as amended (the “***Louisiana Constitution***”), particularly Article VI of the Louisiana Constitution, and the laws of the State of Louisiana, particularly the provisions of the EDD Act, and shall be a political and legal subdivision of the State of Louisiana within the meaning of the Louisiana Constitution.

SECTION 4. Pursuant to the provisions of the EDD Act, particularly Section 33:9038.34(O) thereof, there is hereby established a special trust fund for the furtherance of economic development projects within the District, as defined in the EDD Act, into which the

incremental increases in such sales taxes, if applicable, as well as any additional sales tax revenue received pursuant to the provisions of the EDD Act, shall be deposited and loaned, granted, donated, or pledged in furtherance of economic development projects as defined in the EDD Act; and

SECTION 5. Pursuant to the provisions of the EDD Act, particularly Section 33:9038.32 thereof, the City Council shall be the governing authority of the District and the Treasurer of the City shall be the Treasurer of the District.

SECTION 6. A real necessity is hereby found for the employment of special counsel in connection with the establishment of the District and financing of associated economic development projects, and accordingly the firm of Butler Snow LLP, Special Counsel, is hereby employed and requested to do and perform comprehensive legal and coordinate professional work for the purposes stated hereinabove. The Mayor is authorized to execute an engagement letter with Special Counsel for the purposes stated hereunder provided that such engagement letter explicitly provides that the developers of any economic development project financed in part through the District shall be solely responsible for the payment of all fees incurred by the City for the services of Special Counsel.

SECTION 7. If any one or more of the provisions of this Ordinance shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Ordinance.

SECTION 8. Upon adoption, this Ordinance shall be published in full in one (1) issue of *The Natchitoches Times* and shall be recorded in the mortgage records of the Natchitoches Parish Clerk of Court.

SECTION 9. That the Mayor, the Mayor *Pro Tempore*, and the City Clerk are hereby further authorized and directed, for and on behalf of the City and the District, empowered and directed to take any and all such action as may be necessary to carry into effect the provisions of this Ordinance.

SECTION 10. This Ordinance shall immediately take effect upon adoption.

THIS ORDINANCE was introduced on February 14, 2022 and published in the *Natchitoches Times* on February ____ and February ____, 2022.

This Ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

Done, approved and adopted on this, the _____ day of _____, 2022.

Ronnie Williams, Jr., Mayor

Betty Smith, *Mayor Pro Tempore*

Stacy McQueary, City Clerk

EXHIBIT A

NOTICE DESCRIBING THE BOUNDARIES OF THE PROPOSED RIVER SOUTH COMMONS

ECONOMIC DEVELOPMENT DISTRICT,

STATE OF LOUISIANA

NOTICE IS HEREBY GIVEN that the City Council of City of Natchitoches, State of Louisiana (the "**City Council**"), the governing authority of the City of Natchitoches, State of Louisiana (the "**City**") proposes to create the River South Commons Economic Development District, State of Louisiana (the "**District**") comprised of the following territory located wholly within the City:

That certain tract, piece or parcel of land situated and located in the City and Parish of Natchitoches, State of Louisiana, known as the Cane River Shopping Center, and being more particularly described as follows, to-wit:

Begin at the Southwest corner of Lot 1, Block G, Pecan Park Subdivision, in the City and Parish of Natchitoches, State of Louisiana, which is identified as Point "A" on said plat and which is the Point of Beginning, and run South 85E00' East along the South line of Pecan Park Subdivision a distance of 869.70 feet to the point of intersection of Pecan Park Subdivision and the West line of Parkway Estates, Unit No. 3; thence run South 05E57' West along the West line of Parkway Estates, Unit No. 3, a distance of 713.10'; thence run North 83E53' West a distance of 764.00' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West along said right of way a distance of 43.39'; thence run South 85E00' East a distance of 125.00'; thence run North 05E00' East a distance of 170.00'; thence run North 85E00' West a distance of 147.80' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West along said right of way a distance of 282.73'; thence run South 85E00' East a distance of 200.00'; thence run North 05E00' East a distance of 150.00'; thence run North 85E00' West a distance of 220.10' to a point on the East right of way of La. Hwy. 1; thence run North 02E40' West a distance of 55.50' along said right of way of La. Hwy. 1 to Point "A", the Point of Beginning.

NOTICE IS FURTHER HEREBY FURTHER GIVEN that the City Council will meet at its regular meeting place, Natchitoches Council Chambers, 716 Second Street, Natchitoches, Louisiana, 71457 on **FEBRUARY 28, 2022 at 5:30 p.m.**, and will then and there in open and public session, consider adoption of an ordinance creating the District.

STATE OF LOUISIANA

PARISH OF NATCHITOCHES

I, **STACY MCQUEARY**, certify that I am the duly qualified and acting City Clerk of the City Council of the City of Natchitoches, State of Louisiana, the governing authority of the City of Natchitoches, State of Louisiana.

I further certify that the above and foregoing is a true and correct copy of an excerpt from the minutes of a meeting of said City Council held February 14, 2022 introducing an Ordinance creating the River South Commons Economic Development District, State of Louisiana and defining the boundaries thereof; appointing special counsel; and otherwise providing with respect thereto.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of said City of Natchitoches, State of Louisiana, on this, the 14th day of February, 2022.

Stacy McQueary, City Clerk

(Seal)

Mike Busada of Butler Snow Law Firm answered questions from the Council about Ordinance No. 012 of 2022.

The following Ordinance was Introduced by Mr. Petite at the February 14, 2022 City Council meeting as follows:

ORDINANCE NO. 012 of 2022

AN ORDINANCE OF THE CITY OF NATCHITOCHES, LOUISIANA, APPROVING THAT INSTRUMENT TITLED COOPERATIVE ENDEAVOR AGREEMENT BETWEEN THE CITY OF NATCHITOCHES AND CHICK-FIL-A, INC., WHICH AGREEMENT PROVIDES FOR COST SHARING FOR THE INSTALLATION OF INFRASTRUCTURE, INCLUDING TRAFFIC AND DRAINAGE, WHICH IMPROVEMENTS WILL SERVE THE PROPOSED RESTAURANT FACILITY AT THE CORNER OF E. 5TH STREET AND HIGHWAY 494, AS WELL AS PROVIDE FOR UPGRADES TO THE EXISTING INFRASTRUCTURE AND ACCOMMODATE FUTURE DEVELOPMENT IN THE AREA; PRESCRIBING TERMS AND CONDITIONS FOR SAID AGREEMENT, AND AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, RONNIE WILLIAMS, JR. TO EXECUTE SAME.

WHEREAS, the City of Natchitoches (sometimes hereinafter referred to as the “**City**”) is a Municipality located in the State of Louisiana, Parish of Natchitoches governed under a Home Rule Charter and a Code of Ordinances adopted by Ordinance No. 5 of 1977; and

WHEREAS FURTHER, the City of Natchitoches is specifically authorized under Section 1.06 of the Charter of the City of Natchitoches to provide for the general welfare, safety, health, peace and good order of the City; and

WHEREAS FURTHER, Chick-fil-A, Inc. (sometimes hereinafter “**Chick-fil-A**”) plans to construct a new restaurant facility to be located at the corner of E. 5th Street and Louisiana Highway 494 (sometimes hereinafter “**Project**”) in an area within the corporate limits of the City; and

WHEREAS FURTHER, in order to meet the traffic and drainage needs of the Project, the Louisiana Department of Transportation and Development (“**LADOTD**”) is requiring Chick-fil-A extend or upgrade existing City infrastructure, including upgrades or extensions of roadways and underwater detention and drainage to mitigate any stormwater impact (the “**Site Development**”); and

WHEREAS FURTHER, Chick-fil-A has requested in writing that the City assist in sharing the costs of construction of the Site Development; and

WHEREAS FURTHER, the City has ascertained that the Site Development is a non-negotiable requirement of the LADOTD that will increase the costs of the Project substantially for Chick-fil-A; and

WHEREAS FURTHER, the City and Chick-fil-A have agreed in principle to share the cost of construction of the Site Development to the mutual benefits of the parties; and

WHEREAS FURTHER, the City has determined that the future sales tax revenues and jobs created by the Project ensure it will receive greater or equal value than it expends pursuant to the Agreement (defined below); and

WHEREAS FURTHER, the attached agreement entitled “Cooperative Endeavor Agreement between the City of Natchitoches and Chick-fil-A, Inc.” (sometimes hereinafter “**Agreement**”) provides for cost sharing between the parties for the Site Development; and

WHEREAS FURTHER, under the general law and the Home Rule Charter of the City, the City has the right, power, and authority to promote, protect, and preserve the general welfare, safety, health, peace and good order of the City; and

WHEREAS FURTHER, the City Council of the City of Natchitoches, Louisiana, acting as the Governing Authority of the City (the “**Governing Authority**”) is of the opinion that the Agreement with Chick-fil-A will promote the health, safety and welfare of the citizens of the City and Parish of Natchitoches, Louisiana, and will further provide for an extension and upgrade of the existing infrastructure of the City; and

WHEREAS FURTHER, the Governing Authority has determined the City will receive greater or equal value in return for any expenditures required under the Agreement; and

NOW THEREFORE BE IT ORDAINED that the defined terms in the recitals of this ordinance (the “**Ordinance**”) are incorporated herein; and

BE IT FURTHER ORDAINED, by the Natchitoches City Council, in legal and regular session convened, that it hereby authorizes the execution of the Agreement, substantially in the form attached hereto as **Exhibit A**, in accordance with the terms and conditions set forth therein; and

BE IT FURTHER ORDAINED, that the Mayor is authorized and directed to execute the Agreement, substantially in the form attached hereto as **Exhibit A**, and any and all other documents necessary to complete the transaction in the name of and on behalf of the City; and

BE IT FURTHER ORDAINED, that this Ordinance shall become effective immediately upon adoption; and

BE IT FURTHER ORDAINED, that if any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this Ordinance which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this Ordinance are hereby declared severable; and

BE IT FURTHER ORDAINED, that all Ordinances or parts thereof in conflict herewith are repealed.

The following Resolution was introduced by Mr. Nielsen and Seconded by Mr. Petite as follows, to – wit:

RESOLUTION NO. 013 OF 2022

**A RESOLUTION APPROVING AN AMENDMENT TO
CHANGE ORDER NO. 6 INCREASING THE CONTRACT
TOTAL TO INCLUDE PAVIE STREET FOR THE PHASE 3
STREET REHABILITATION**

(BID NO. 0629)

WHEREAS, the City of Natchitoches (CITY) awarded the bid to Regional Construction, LLC (CONTRACTOR) on October 12, 2020 by Ordinance No. 052 of 2020 in the amount of \$499,719.25 for Phase 3 Street Rehabilitation (Bid No. 0629); and

WHEREAS, on October 12, 2020, the City Council approved **Change Order No. 1** in the amount of \$61,141.95 making the revised contact total \$560,861.20; and

WHEREAS, on October 12, 2020, the City Council approved **Change Order No. 1** increasing the contract time from Seventy-five (75) calendar days to Eighty-four (84) calendar days; and

WHEREAS, on January 11, 2021, the City Council approved **Change Order No. 2** in the amount of \$14,790.20 making the revised contact total \$575,651.40; and

WHEREAS, on January 11, 2021, the City Council approved **Change Order No. 2** increasing the contract time from Eighty-four (84) calendar days to Ninety (90) calendar days; and

WHEREAS, on March 22, 2021, the City Council approved **Change Order No. 3** in the amount of \$126,975.15 making the revised contact total \$702,626.55; and

WHEREAS, on March 22, 2021, the City Council approved **Change Order No. 3** increasing the contract time from Eighty-four (84) calendar days to Ninety (90) calendar days; and

WHEREAS, on April 12, 2021, the City Council approved **Change Order No. 4** in the amount of \$1,910.00 making the revised contract total \$704,536.55; and

WHEREAS, on April 12, 2021 the City Council approved **Change Order No. 4** increasing the contract time to a total of One Hundred Eleven (111) calendar days; and

WHEREAS, on April 26, 2022, the City Council approved **Change Order No. 5** DECREASING the amount by \$584.15 making the revised contract total \$703,952.40; and

WHEREAS, on January 24, 2022, the City Council approved **Change Order No. 6** in the amount of \$4,537.50 making the revised contract total \$708,489.90; and

WHEREAS, the project Engineer, Nick Verret, has recommended that **Change Order No. 6** be amended, fully described in Attachment “A”; and

WHEREAS, the contract sum will be **increased** by **amending Change Order No. 6** to include Pavie Street in the amount of \$462.50 making the revised contract total \$708,952.40; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Natchitoches, in legal session convened, that the Honorable Ronnie Williams, Jr., Mayor, be and is hereby authorized, empowered and directed to execute the referenced **Amended Change Order No. 6** to the agreement between the City of Natchitoches and the contractor, Regional Construction, LLC.

This Resolution was then presented for a vote, and the vote was recorded as follows:

AYES: Elie, Nielsen, Harrington, Petite
NAYS: None
ABSENT: Smith
ABSTAIN: None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 4 Ayes to 0 Nays on this 14th day of February, 2022.

RONNIE WILLIAMS, JR., MAYOR

The following Resolution was introduced by Mr. Harrington and Seconded by Mr. Nielsen as follows, to –wit:

RESOLUTION NO. 014 OF 2022

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CERTIFICATE OF SUBSTANTIAL COMPLETION TO THE CONTRACT BETWEEN THE CITY OF NATCHITOCHES AND REGIONAL CONSTRUCTION FOR PHASE 3 STREET REHABILITATION

(BID NO. 0629)

WHEREAS, the City of Natchitoches has contracted with Regional Construction for Phase 3 Street Rehabilitation; and

WHEREAS, this work has been completed; and

WHEREAS, a substantial completion inspection has been performed by the Engineer and a representative of the City of Natchitoches, and they find the project to be complete.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Natchitoches, in legal session convened, that the Honorable Ronnie Williams, Jr., Mayor, be and is hereby authorized, empowered and directed to execute the referenced Certificate of Substantial Completion for Regional Construction.

This Resolution was then presented for a vote, and the vote was recorded as follows:

AYES:	Elie, Nielsen, Harrington, Petite
NAYS:	None
ABSENT:	Smith
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 4 Ayes to 0 Nays on this 14th day of February, 2022.

RONNIE WILLIAMS, JR., MAYOR

Edd Lee explained the completion of project regarding Resolution No. 014 of 2022.

The following Resolution was introduced by Mr. Petite and Seconded by Mr. Nielsen as follows, to – wit:

RESOLUTION NO. 015 OF 2022

**A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE
AND ACCEPT BIDS FOR (1) 750 KVA 3 PHASE PAD MOUNT TRANSFORMER**

(BID NO. 0645)

WHEREAS, the City wishes to advertise for (1) 750 KVA 3 Phase Pad Mount Transformer (Bid No. 0645).

WHEREAS, sealed proposals shall be addressed to the City of Natchitoches, Office of the Director of Purchasing, P. O. Box 37, Natchitoches, Louisiana 71458 or received at the City of Natchitoches Purchasing Department, 1400 Sabine Street, Natchitoches, Louisiana; and

WHEREAS, the City of Natchitoches will accept sealed and electronic bids for the project until 2:00 pm on Tuesday, March 15, 2022 at the Office of the Director of Purchasing, 1400 Sabine Street; and

WHEREAS, bids will be publicly opened and read aloud at 2:00 pm, on Tuesday, March 15, 2022 held at the above mentioned Office of the Director of Purchasing; and

WHEREAS, upon receipt of proposals, the committee members consisting of Sonya McClellan, Controller, Finance Director; Edd Lee, Director of Purchasing; Matt Anderson, Utility Director; and Eddie Harrington, Councilman, are to review and make a recommendation of the bids received.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Natchitoches, in legal session convened, that the Honorable Ronnie Williams, Jr., Mayor, be and is hereby authorized, empowered and directed to order the publication of the above bid.

This Resolution was then presented for a vote, and the vote was recorded as follows:

AYES:	Elie, Nielsen, Harrington, Petite
NAYS:	None
ABSENT:	Smith
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 4 Ayes to 0 Nays on this 14th day of February, 2022.

RONNIE WILLIAMS, JR., MAYOR

Matt Anderson explained that Resolution No. 015 of 2022 is replacing the Pad Mount Transformer that was taken out of stock.

The following Resolution was introduced by Mrs. Elie and Seconded by Mr. Harrington as follows, to
–wit:

RESOLUTION NO. 016 OF 2022

**A RESOLUTION APPOINTING THE FINANCE DIRECTOR
FOR THE CITY OF NATCHITOCHES**

BE IT RESOLVED that the Council does hereby take cognizance of the recommendation of Mayor Ronnie Williams, Jr., that Clarissa Brown - Smith be appointed as Finance Director for the City of Natchitoches; and

IT IS FURTHER RESOLVED that the City Council hereby confirms the said appointment.

This Resolution was then presented for a vote, and the vote was recorded as follows:

AYES:	Elie, Nielsen, Harrington, Petite
NAYS:	None
ABSENT:	Smith
ABSTAIN:	None

THEREUPON, Mayor Ronnie Williams, Jr., declared the Resolution passed by a vote of 4 Ayes to 0 Nays on this 14th day of February, 2022.

RONNIE WILLIAMS, JR., MAYOR

Clarissa Brown-Smith Introduced herself and provided her qualifications for the position of Finance Director of the City of Natchitoches in regards to Resolution No. 016 of 2022.

Announcements:

- Next scheduled City Council Meeting will be Monday, February 28, 2022 at 5:30pm.
- The office of the City of Natchitoches will be closed Monday, February 21, 2022 in honor of President's Day
- City of Natchitoches Town Hall Meeting will be held Thursday, February 17, 2022 at First Baptiste Amulet.

With no further discussion, Mayor Williams made a motion for adjournment and all were in favor. The meeting was adjourned at 6:15 p.m.

RONNIE WILLIAMS, JR., MAYOR